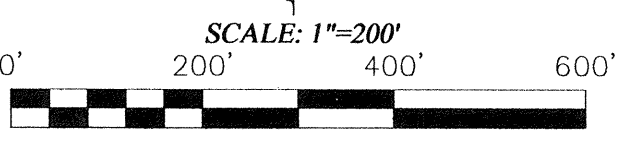
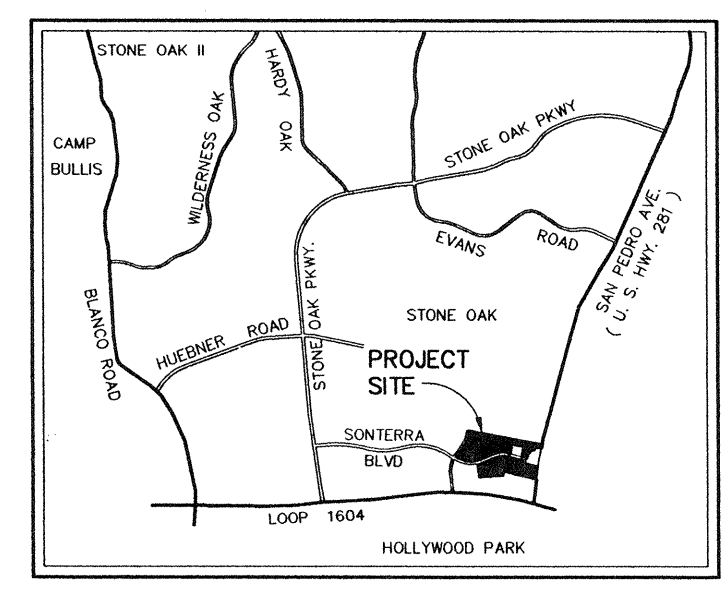


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LAND DEVELOPMENT  
SERVICES DIVISION



LINE	BEARING	DISTANCE
L1	S 13°57'02" W	51.76'
L2	N 44°03'51" W	142.66'
L3	S 13°57'02" W	30.94'
L4	N 79°32'43" W	85.04'
L5	S 89°40'28" W	113.14'
L6	N 60°36'31" W	40.53'
L7	S 39°05'16" W	122.93'
L8	N 14°56'41" E	57.04'
L9	S 42°08'20" E	4.91'
L10	N 13°57'02" E	0.18'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	360.87'	408.73'	387.23'	N 68°02'17" E	64°53'45"
C2	1350.00'	57.88'	57.88'	N 84°44'30" E	02°27'23"
C3	1050.00'	344.02'	342.48'	N 76°20'07" E	18°46'20"
C4	1250.00'	810.19'	796.08'	N 83°31'03" E	37°08'10"



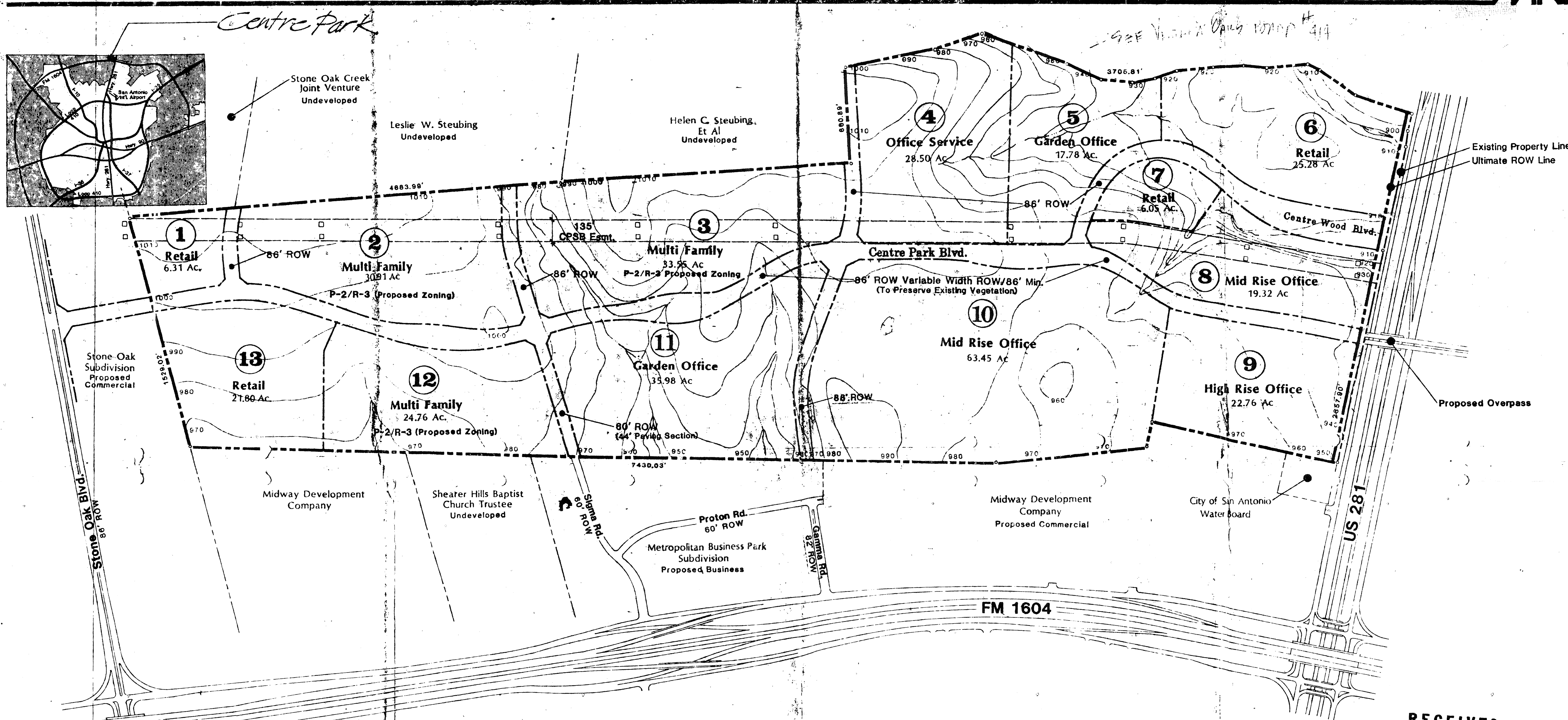
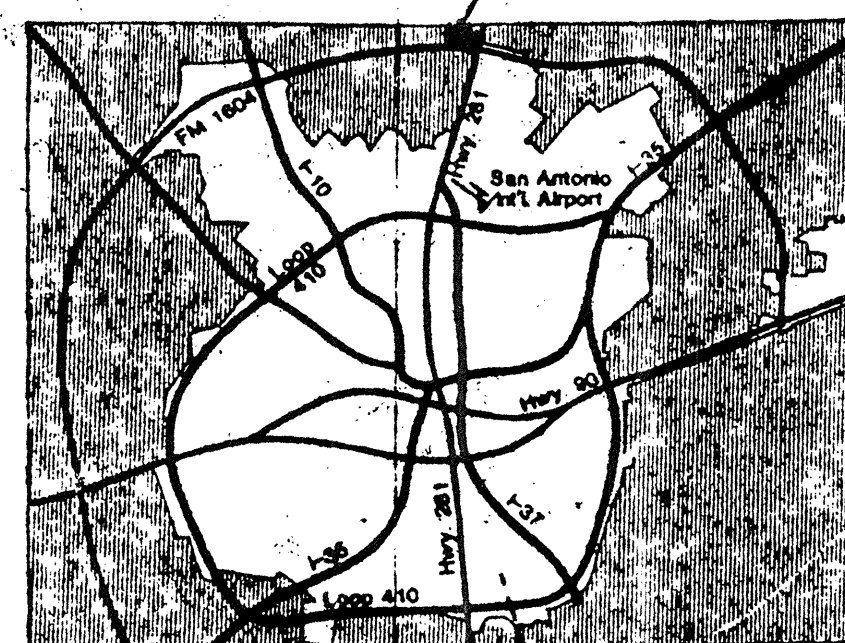
LOCATION MAP  
NOT TO SCALE

JOB No. 02-133  
HALENBERGER ENGINEERING, L.C.  
CONSULTING ENGINEERS & SURVEYORS  
206 E. RAMSEY  
SAN ANTONIO, TEXAS 78216  
(210) 349-6571  
FX (210) 349-1549  
info@halenberger-engineering.com

REMAINING CIRI PROPERTY  
TRACT ONE - 1.6256 ACRES  
TRACT TWO - 34.5794 ACRES  
TRACT THREE - 8.9001 ACRES

VRP# 04-08-166





### Land Use Summary

Total Site Area	372.88 Acres	
Land Use	Acres	%
Office	159.29	42
Retail	59.44	16
Office Service	28.50	8
Multi Family	39.22	24
ROW	36.43	10
Totals	372.88 Acres	100%

### Construction Sequencing

Phase	Year	Parcel
I	87	1, 2, 3, Centre Park Blvd., Sigma Rd.
II	89	4, 5, 12, Gamma Rd.
III	91	6, 7, 11, 13, Overpass at US 281
IV	93	8, 8, 10

### Notes

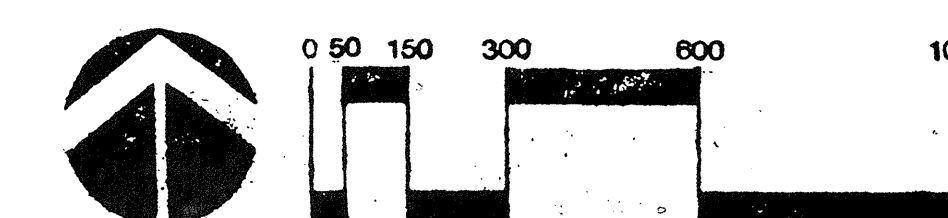
- Entire Site is zoned B-3
- Water Source: City of San Antonio Water Board
- Sanitary Sewer: City of San Antonio
- Provision for ROW will be provided in conformance with the City of San Antonio Major Thoroughfare Plan

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APR 3 1985

DEPARTMENT OF PLANNING  
Subdivision Section

P.O.A.D.P. #150



PARAGON PROPERTIES, INC.  
1000 Central Pkwy. North Suite 265  
San Antonio, TX 78213

Espy-Huston & Assoc., Engineering

Preliminary Over All Development Plan subject to modification.

VRP# 04-08-166



Permit File # \_\_\_\_\_  
**City of San Antonio**  
Development Services Department  
**Vested Rights Permit/Consent Agreement**  
**APPLICATION**

RECEIVED  
04 AUG 23 PM 2:24

LAND DEVELOPMENT  
SERVICES DIVISION

Permit File: # **04-08-166**  
Assigned by city staff

Date: **4-7-04**

☒ **Vested Rights Permit**

☐ **Consent Agreement**

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

*Note: All Applications must comply with the Unified Development Code (UDC),  
Section 35-B124 Vested Rights Determination for the City of San Antonio.*

(a) Owner/Agent: **CIRI Apartments, Ltd.**

Phone: **907-274-8638** Fax: **907-263-5190**

Address: **2525 "C" Street, Suite 500**

City: **Anchorage** State: **Alaska** Zip code: **99509**

Engineer/Surveyor: **Hallenberger Engineering, L.C.**

Address: **206 E. Ramsey**

City: **San Antonio** State: **Texas** Zip code: **78216**

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25  
AM 9:15  
CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

(b) Name of Project: **CIRI Apartments, Ltd.**

(c) Site location or address of Project and Legal description: **Approximately 45 acres on the north and south side of Sonterra Blvd between the intersections with US 281 and Hardy Oak. The property is recorded under Volume 6300 Pages 580-582 of the Deed Records of Bexar County, Texas**

Council District **9** ETJ **n/a** Over Edward's Aquifer Recharge? (X) yes ( ) no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

(d) Total land use, in square feet 45.1051 acres = 1,9641,778 sf

(e) Total area of impervious surface, in square feet approximately 68% = 1,340,526 sf

(f) Number of residential dwellings units, by type; n/a

(g) Type and amount of non-residential, square footage; approx 20% = 394,272 sf / mixed uses

(h) Phases of the development, (If Applicable); n/a

4. What is the date the applicant claims rights vested for this Project? 04-10-85

(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

4 a. What, if any, construction or related actions have taken place on the property since that date?

Public improvements include the construction of Sonterra Blvd (2000), Hardy Oak (2000), onsite water mains (2000), onsite sanitary sewer mains (2002), offsite water main (2002), offsite sanitary sewer main (2001), and a TXDOT interchange (2000). Private improvements include the Surgical Hospital of San Antonio (2002), Sonterra Professional Buildings (2003), and Wal-Mart expansion (2001).

5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• **PERMIT**

Type of Permit: \_\_\_\_\_ Date of Application: \_\_\_\_\_

Permit Number: \_\_\_\_\_ Date issued: \_\_\_\_\_

Expiration Date: \_\_\_\_\_ Acreage: \_\_\_\_\_



• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)\*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Centre Park # 150

Date accepted: 4-10-85 Expiration Date: 10-10-86 MDP Size: 373 acres

• **P.U.D. PLAN**

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_

• **Plat Application**

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_

Date submitted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: Sonterra Blvd., Unit 2 Plat # 980516 Acreage: 11.030

Approval Date: 04-28-1999 Plat recording Date: 04-14-2000

Expiration Date: - Vol./Pg. 9547 / 27-30

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Other**

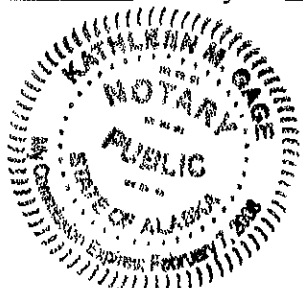
The property is covered for sanitary sewer service under City of San Antonio Ordinance #6179 approved on November 7, 1985. The property is also cover by a water commitment with SAMS dated 08-19-1998 that was fulfilled with the offsite water main constructed in 2002.

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: Kirk McGee Signature: Kirk McGee Date: 4-9-04

Sworn to and subscribed before me by Kirk McGee on this 9th day of April in the year 2004, to certify which witness my hand and seal of office.



Kathleen M. Sage  
Notary Public, State of Alaska

City of San Antonio use

Permit File: # 04-08-166

Assigned by city staff

Date: 9/28/04

☒ Approved

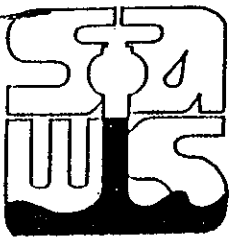
☐ Disapproved

Review By: MD/PL

Development Services Department

Date: 9/28/04

Comments: Approved for Vested Rights effective August 29, 1994, the date that the Ventana Oaks POADP # 414 was approved for the area. The project shows approximately 394,272 square feet of mixed uses on the 45.1 acres depicted in the application.



# San Antonio Water System

CIRI

January 19, 1996

Ms. Cathleen Chapman  
Akin, Gump, Strauss, Hauer & Feld, L.L.P.  
1500 Nations Bank Plaza  
300 Convent Street  
San Antonio, Texas 78205

04 JUL 20 PM 3:03  
CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

RE: Centre Park Preliminary Overall Development Plan (POADP)

Dear Ms. Chapman:

A written request was made by your office, dated November 16, 1995, to the Aquifer Studies Division of the San Antonio Water System concerning the above referenced project. The request was for designation of the portion of land outlined within the Centre Business Park POADP as a Category 1 project.

However, the written request lacked a signed copy of the Centre Business Park POADP and a copy of the Centre Business Park POADP approval letter signed by the City of San Antonio, Director of Planning. Additional information was received by our office on January 4, 1996, which included zoning designation for the property in question and a Sewer Service Contract (Ordinance No. 61797, November 7, 1985).

Based on existing documentation and in accordance with Chapter 34, Article VI, Division 6, Section 34-92 of the City Code the specific property outlined within the Centre Business Park POADP is classified as Category 1 property.

Please be aware, any changes which may be proposed within the property covered by the documentation which are identified in Section 34-926 of the City Code as "substantial alterations" may cause recategorization of the property. These types of changes, if proposed, would require a separate ruling based on the specific plans showing the changes.

If you have any questions regarding this matter, please contact me at (210)-704-7303.

04 JUL 25 AM 9:44  
CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

Sincerely,

*Scott R. Halty*

Scott R. Halty  
Division Manager

SRH:kmn  
cc: Brad Parman